



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

April 13, 2005

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Hart, Hopkins, Koch, Lawrence

ABSENT: Commissioners Lusk, Murphy, Wilson

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The meeting was called to order at 8:19 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Lawrence announced his intent to defer APR 04-II-13TC from its scheduled April 21, 2005 public hearing date and include it with the other previously deferred Tysons Corner Urban Center nominations.

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Commissioner de la Fe announced his intent to defer the decision only on Out-of Turn Plan Amendment, S01-CW-15CP (Parks), from Thursday, April 21, 2005 to Thursday, May 12, 2005.

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Commissioner de la Fe noted that the Parks Committee would meet on Thursday, April 28, 2005, at 7:00 p.m. in the Board Conference Room, to review proposed changes to the Parks Section of the Fairfax County Policy Plan as contained in S01-CW-15CP.

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Commissioner Koch announced his inter to defer the public hearings on APR 04-III-5DS and APR 04-III-6DS indefinitely. Commissioner de la Fe indicated that APR 04-III-4DS would not be deferred.

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Commissioner Hall noted that the Policy and Procedures Committee would meet on May 12, 2005, at 7:30 p.m. in the Board Conference Room, to review Fairfax County Policy Plan issues.

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Vice Chairman Byers noted that there would be a farewell party for Bill Mayland, Planner, Zoning Evaluation Division, Department of Planning and Zoning, on Friday, April 15, 2005, at 3:30 p.m. in Suite 804 in the Herrity Building.

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Vice Chairman Byers then reminded Commissioners that there would be no meeting tomorrow evening.

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Commissioner Harsel also reminded Commissioners that the Area Plans Review public hearings would begin at 7:30 p.m. next Wednesday and Thursday.

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FSA-P96-36-2 - AT&T WIRELESS, 3211 Jermantown Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-P96-36-2.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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2232A-P00-5-3 - NEW CINGULAR, I-495 & Route 50 interchange

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN 2232A-P00-5-3.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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PROPOSED CITIZEN'S GUIDE TO THE 2005-2006 SOUTH COUNTY AREA PLANS REVIEW PROCESS

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE THE *CITIZEN'S GUIDE TO THE 2005-2006 SOUTH COUNTY AREA PLANS REVIEW* AS RECOMMENDED AND MODIFIED BY THE POLICY AND PROCEDURES COMMITTEE AND COUNTY STAFF.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Lusk, Murphy, and Wilson absent from the meeting.

Commissioner Hall FURTHER MOVED THAT THE PLANNING COMMISSION'S RECOMMENDATION BE FORWARDED TO THE BOARD OF SUPERVISORS AS AN INFORMATION ITEM AT THEIR SCHEDULED APRIL 25, 2005 MEETING.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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Site Plan #6178-SP-096 for SEA 96-Y-054 - VIRGINIA INNS, INC. AND WESTFIELDS 21 LLC

Commissioner Koch MOVED THAT SITE PLAN NUMBER 6178-SP-096 FOR SEA 96-Y-054 BE ADMINISTRATIVELY APPROVED (WITH THE SLIGHT ADJUSTMENTS TO THE APPLEBEE'S RESTAURANT LOCATION).

Commissioner Hart seconded the motion which carried unanimously with Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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RZ 2004-BR-040 - MELVIN E. EDELIN & HAZEL F. EDELIN

Commissioner Harsel MOVED THAT THE DECISION ON RZ 2004-BR-040, BE DEFERRED TO A DATE CERTAIN OF WEDNESDAY, APRIL 20, 2005, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Alcorn and Hall seconded the motion which carried unanimously with Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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SEA 96-Y-011-2 - OGELTHORPE LIMITED PARTNERSHIP

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 96-Y-011-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 13, 2005.

Commissioners Hall and Hart seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE NORTHERN AND EASTERN PROPERTY BOUNDARIES.

Commissioners Hall and Hart seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE COMPREHENSIVE PLAN TRAIL REQUIREMENT.

Commissioner Hart seconded the motion which carried by a vote of 7-0-1 with Commissioner Hall abstaining; Commissioner Harsel not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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SEA 94-M-067 - AMERICAN LEGION POST 1976

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 94-M-067, INCLUDING THE CRD MODIFICATION TO REDUCE THE FRONT YARD ALONG DANIELS AVENUE, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 13, 2005.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Lusk, Murphy, and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION TO THE MINOR PAVED TRAIL REQUIREMENT TO ALLOW A 7 FOOT WIDE BRICK PAVER SIDEWALK IN LIEU OF A 4 TO 7 FOOT WIDE PAVED TRAIL.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Lusk, Murphy, and Wilson absent from the meeting.

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SE 2004-HM-036 - WALKER MANAGEMENT, INC.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-HM-036, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 13, 2005.

Commissioner Hopkins seconded the motion which carried by a vote of 8-1 with Commissioner Byers opposed; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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PCA 88-P-052 - RAILROAD TREE CORPORATION

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 88-P-052, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, AS AMENDED ON APRIL 13, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN PROPERTY LINE TO THAT SHOWN ON THE GDP.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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4711-WPSF-001-1 AND 4711-WPSF-002-1 (WAIVERS OF THE PUBLIC STREET FRONTAGE REQUIREMENT) -VAN METRE DEVELOPMENT, INC., "EAST BOULEVARD PROPERTIES"
(Mount Vernon District)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PUBLIC STREET FRONTAGE WAIVERS, 4711-WPSF-001-1 AND 4711-WPSF-002-1, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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The meeting was adjourned at 10:17 p.m.
Peter F. Murphy, Jr., Chairman